



46 North Street, Stanground
£170,000

 **NEWTON FALLOWELL**

46 North Street

Stanground, Peterborough

This well-presented TWO DOUBLE BEDROOM mid-terraced family home offers spacious and versatile accommodation, ideally suited to first-time buyers, young families, or investors seeking a property with NO ONWARD CHAIN. Upon entering the property, you are greeted by the lounge situated at the front of the house with ample room for a range of seating and features a fireplace. Moving through to the rear, the generous kitchen diner is well-equipped with a built-in oven and hob, work surfaces, along with space for a dining table, making it an ideal setting for family meals and gatherings. Completing the ground floor is a modern family bathroom, conveniently located and fitted with a white suite comprising a panelled bath with shower over, WC, and wash hand basin. Upstairs, the first floor landing leads to two well-proportioned double bedrooms, both of which feature ample space, with bedroom two offering built-in storage. The property enjoys on street parking to the front, with a south-facing low maintenance garden to the rear.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Lounge

14' 9" x 12' 0" (4.49m x 3.67m)

Kitchen / Diner

12' 1" x 11' 11" (3.68m x 3.64m)

Bathroom

6' 2" x 4' 11" (1.88m x 1.51m)

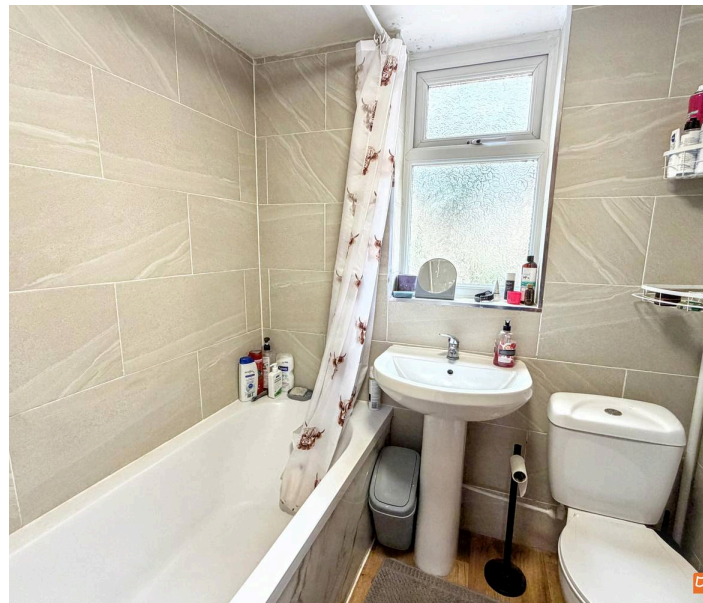
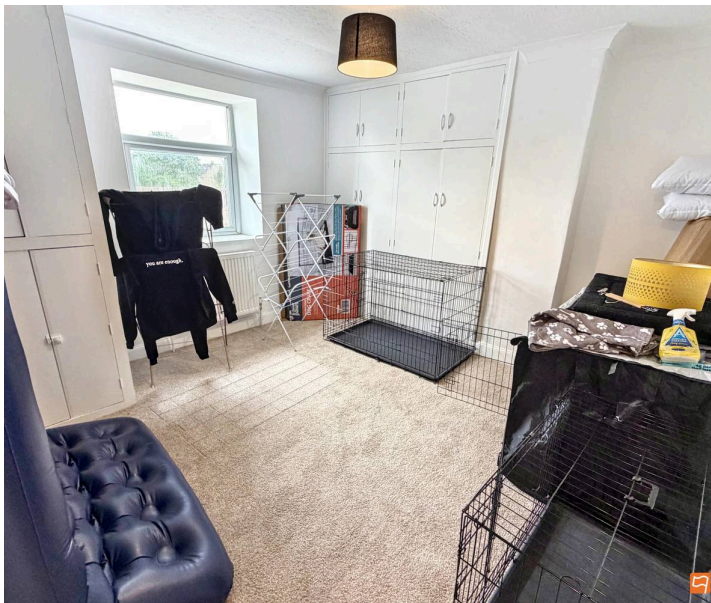
Landing

Bedroom 1

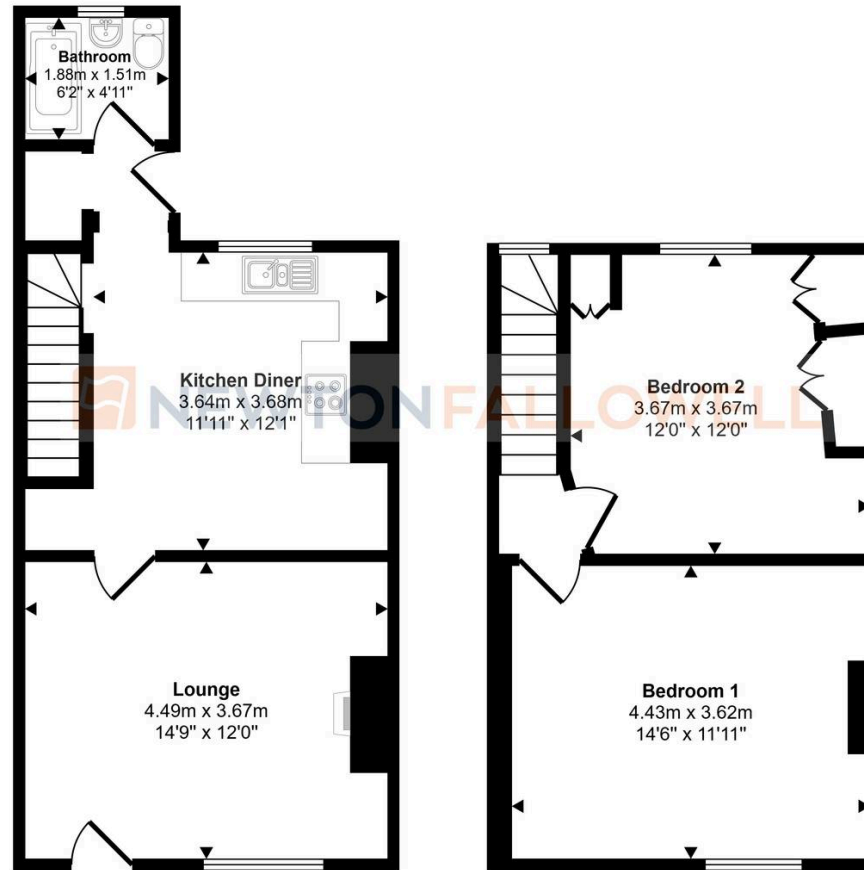
14' 6" x 11' 11" (4.43m x 3.62m)

Bedroom 2

12' 0" x 12' 0" (3.67m x 3.67m)



Approx Gross Internal Area
74 sq m / 794 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough